

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: BZA22-099 Date Received: 07/19/2022
Assigned Planner: ADAM TRIMMER Fee: \$1500
Contact Information: ADTRIMMER@COLUMBUS.GOV
Comments: 8/11/2022 STAFF REVIEW

TYPE(S) OF ACTION REQUESTED (Check all that apply):

Variance Special Permit

Project Description:

The Applicant is requesting a variance from Columbus City Code sections 3372.609(a), 3372.604(a), 3372.605(b), and 3372.607.

LOCATION Check here if listing additional parcel numbers on a separate page

Certified Address: 1108 S. High St. City: Columbus Zip: 43206

Parcel Number(s): 010-013891-00; 010-029959-00

Neighborhood Group: Southside Area Commission Current Zoning: C4 - Commercial

APPLICANT (If different from Owner):

Applicant Name: Driven Brands Phone Number: 614-422-2478 Ext.: _____

Address: 440 South Church St., Suite 700 City/State: Charlotte, NC Zip: 28202

Email Address: valerie.medrano@drivenbrands.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Lojon Property, LLC Phone Number: 614-340-7429 Ext.: _____

Address: c/o Molly R. Gwin 2 Miranova Place, Suite 700 City/State: Columbus, Ohio Zip: 43215

Email Address: c/o mgwin@isaacwiles.com Fax Number: 614-365-9516

AGENT (Check one if applicable): Attorney Agent Licensed Architect or Engineer

Name: Molly R. Gwin Phone Number: 614-284-7808 Ext.: _____

Address: 2 Miranova Place, Suite 700 City/State: Columbus, Ohio Zip: 43215

Email Address: mgwin@isaacwiles.com Fax Number: 614-365-9516

SIGNATURES

APPLICANT SIGNATURE Molly R. Gwin per authorization from Driven

PROPERTY OWNER SIGNATURE _____

AGENT SIGNATURE Molly R. Gwin

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

BZA APPLICATION CHECKLIST

A complete application consists of all applicable items listed below submitted in digital PDF format.

- The Application Form**
The Owner is the Applicant by default, unless there is a tenant to be included. An Agent, if applicable, is representing the Applicant, and cannot be the Applicant.
- Statement in Support** (See instructions on form)
- Notarized Affidavit Form and Label Sets** (See full instructions on form; some are provided here)
 - The "Proximity Report" listing the surrounding property owners can be obtained at the Franklin County Auditor's office. Similar reports can also be obtained on the applicable County Auditor website.
 - From the Franklin County Auditor's website, after having opened the subject property record, select the Mapping page and run a 125-foot Buffer Search around the property (including contiguously-owned property), and generate the Proximity Report to obtain an Excel list of surrounding property owners.
 - The mailing labels are emailed with the application as an Avery #5160 formatted Word document. This document can serve as the "Proximity Report" referred to on page 6.
 - Use the owner's mailing address by default, instead of the property address when they differ.
 - For owner-occupied dwelling units, please also include "or Current Occupant" after the owner(s) name.
 - If property owners appear on the list more than once, please provide only one mailing label.
- Notarized Project Disclosure Statement** (See instructions on form)
- Zoning Number (required only for property that does not already have an existing address):**
A Zoning Number can be obtained by contacting BZS-GIS@columbus.gov.
- Power of Attorney** *n/a*
If you are an applicant or agent who does not own the subject property, and you are not the owner's attorney, an engineer or an architect licensed by the State of Ohio, you must submit a power of attorney from the owner.
- Site Plan**
An accurate, scaled site plan with dimensions and/or other precise documentation of requested variance(s) in digital PDF format. If physical copies are submitted they should be on 8-1/2" x 11" or 11" x 17" paper.
- Zoning Orders** *n/a*
If this application is being made due to the issuance of zoning violation orders, please attach a copy of the order(s).
- Application Fees (Non-Refundable)**
Online payments are preferred; instructions provided after submittal. Checks made payable to: Columbus City Treasurer
 - 1-4 dwelling units, for residential uses \$300.00
 - All other uses \$1,500.00
 - Tabling for 1-4 dwelling units \$100.00
 - Tabling for all other uses \$300.00

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT IN SUPPORT OF VARIANCE(S)

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed *uses or structures* as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by C.C. 3307.09(A), in the following ways (use separate page if needed or desired):

The Applicant is requesting a variance from the following Code standards: 1) A variance from Columbus City Code 3372.609(a) is required to permit circulation areas for vehicles between the right-of-way and the newly proposed structure. The Applicant's proposed driveway will not go over the ROW line but the Applicant will be circulating vehicles in between the building and the ROW. The length of the driveway between the building and the ROW is approximately 33'. 2) A variance from section 3372.604(a) is required for proposed building frontage and setbacks. The Code requires a 10' building setback, but because of the proposed garage exit driveway the site requires enough space to exit the garage and loop around the back building. The garage is setback 36' from the ROW. 3) A variance from section 3372.605(b) is required for proposed percent coverage of building frontage. The Applicant's percent coverage is 53.23%. The City requires 60%. We are varying the lot coverage by 6.8%, and 4) a variance regarding the requirement to include a four foot high solid masonry/stone wall or metal tube/bar fence.

Signature of Applicant

Molly K. Gini

Date

7/18/2022

[cont.]

The Applicant is currently providing a fence as required between our site and the neighboring residential property but does not wish to fence the entirety of the site. The property is proposed as a drive-through oil change facility, and a fence will impede access to the site. No other properties in this area appear to have a fencing requirement that meets the zoning.

STATEMENT IN SUPPORT OF SPECIAL PERMIT REQUEST

3307.06 Special Permits.

The board of zoning adjustment shall have the power:

- A. To grant special permits for uses listed in Chapter 3389 where it is shown that the special use can be granted without substantial detriment to the public good, without substantial impairment of the general purpose and intent of the zoning district in which the use is proposed to be located, and without significant incompatibility with the general character of the neighborhood.
- B. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.
- C. To impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the board deems necessary to carry out the intent and purpose of the Zoning Code and to otherwise safeguard the public safety and welfare.
- D. Upon application by the city attorney, to revoke any special permit whose condition has been violated after notice and opportunity to conform have been given.
- E. To grant special permits for the relocation or expansion of nonconforming uses, where it can be shown that the relocation or expansion of the nonconforming use can be granted without substantial impairment of the general purpose and intent of the underlying zoning district, and without significant incompatibility with the general character of the neighborhood. No expansion of a nonconforming use shall exceed 50 percent of the total floor area the original nonconforming use occupied.

List all sections of Code relevant to your Special Permit request and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify the Special Permit required for the project. If the necessary Special Permit is not requested, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application meets the criteria of C.C. 3307.06 in the following ways (use separate page if needed or desired):

Signature of Applicant

n/a

Date

n/a

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Molly Gwin
of (1) MAILING ADDRESS 2 Miranova Place, Suite 700, Columbus, Ohio 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS 1108 S. High St., Columbus, Ohio 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Lojon Property, LLC
1370 AV OF THE AMERICAS
NEW YORK NY 10019

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Driven Brands
c/o Molly R. Gwin 614-340-7429

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) Southside Area Commission
Curtis Davis
cdavis@team-icsc.com

and that the attached document (5) is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFIANT Molly R. Gwin

Sworn to before me and signed in my presence this 18th day of July, in the year 2022

[Signature]
(6) SIGNATURE OF NOTARY PUBLIC

None
My Commission Expires

Notary Seal Here

JEFFREY ALAN STANKUNAS
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

This Affidavit expires six (6) months after date of notarization.

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

INSTRUCTIONS FOR AFFIDAVIT

- (1) Name and address of the person who did the research. It is important that the person who does the research is the same person who signs the notarized affidavit.
- (2) Address of the subject site as indicated on the address card from the Department of Building & Zoning Services, Map Room; Phone (614) 645-5661.
- (3) From real property records located on the 19th floor of the Franklin County Court House Building, 373 South High Street, or other applicable government records, such as the County Auditor website: enter the name and mailing address of the owner(s) of the subject property (this must be the same as the "Property Owners" shown on the application).
- (4) Fill in the appropriate Neighborhood Group and complete contact information. Go to CbusAreaCommissions.org to identify the Area Commission and, for areas not served by one, use the [ONE Map \(gis.columbus.gov/one\)](http://ONE.Map(gis.columbus.gov/one)). Then, contact the Department of Neighborhoods at 614-645-1993 or the assigned Neighborhood Liaison to confirm this information.
- (5) A "Proximity Report" listing the surrounding property owners can be obtained from the applicable County Auditor. This list shall include properties across the street and in other municipalities and jurisdictions, if applicable. From the Franklin County Auditor's website, after having opened the subject property record, select the Mapping page and run a 125-foot Buffer Search around the property (including contiguously-owned property), and generate the Proximity Report to obtain an Excel list of surrounding property owners.
 - (5a) It is the affiant's responsibility to determine the actual address, including personally visiting the properties, if necessary.
 - (5b) DO NOT list a mortgage company as a mailing address** for the property unless title to the property is held by the mortgage company, thereby making the company the actual property owner. It is the affiant's responsibility to exercise reasonable diligence to determine the address of the actual property owner.
 - (5c) For owner-occupied dwelling units, please also include "or Current Occupant" after the owner(s) name.
 - (5d) If property owners appear on the list more than once, please provide only one mailing label.
 - (5e) Please submit an MS Word document in Avery #5160 format (example provided), emailed to staff with the application, listing the names and complete addresses of the applicant; property owner(s); agent; applicable Area Commission or Neighborhood Group; and surrounding real property owners as explained in (5) above. Make sure that the last two lines of the address label contain the street address and the city, state, and zip code.**
- (6) This Affidavit form must be signed in the presence of a Notary Public. The Affidavit expires six (6) months after date of notarization.

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

EXAMPLE LABEL SET

APPLICANT	PROPERTY OWNER	AGENT
ACME Inc. C/O Brad Clark 555 Main Street Anytown, USA 10000	Jeffrey Jackson 430 Main Street Anytown, USA 10000	John W. Smith Law Office LP 123 Main Street Anytown, USA 10000
AREA COMMISSION OR NEIGHBORHOOD GROUP		
Neighborhood Group Name c/o Zoning Chair Person 100 Main Street Anytown, USA 10000		
	SURROUNDING PROPERTY OWNERS	
Jeffrey Johnson/or current occupant 430 Main Street Anytown, USA 10000	Robert Miller/or current occupant 425 Main Street Anytown, USA 10000	Jane Lewis/or current occupant 429 Main Street Anytown, USA 10000
Country Snaps LP/or current occupant c/o Shopping Centers Inc. 355 Town Street Anytown, USA 10000	Joel and Carla Nelson/ or current occupant 434 Main Street Anytown, USA 10000	Susan Griffin/or current occupant 505 High Street Anytown, USA 10000

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Molly R. Gwin
of (COMPLETE ADDRESS) 2 Miranova Place, Suite 700, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is
a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this
application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Lojon Property, LLC</u>	<u>1370 Av. of the Americas</u> <u>New York, NY 10019</u>

SIGNATURE OF AFFIANT Molly R. Gwin

Sworn to before me and signed in my presence this 18th day of July, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

None
My Commission Expires

Notary Seal Here

JEFFREY ALAN STANKUNAS
Attorney At Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PUBLIC HEARINGS APPLICATION INSTRUCTIONS

- Applications are submitted by email to ZoningInfo@columbus.gov. Call 614-645-4522 or email for any questions. Follow-up appointments may be arranged with the assigned planner, if necessary. Incomplete applications will NOT be accepted.
- It is the applicant's responsibility to identify all variances required for the project.** If any necessary variances are discovered after your application is approved, a new application (and applicable fees) will be required.
- Applicants must confirm whether the subject site lies within the boundaries of an Area Commission, recognized Neighborhood Group, Historic Architectural Review Commission, or Design Review Area. Information can be obtained from the Columbus Zoning Map, at CbusAreaCommissions.org, or the ONE Map (gis.columbus.gov/one); search by address or parcel ID. You may also contact the Department of Neighborhoods at 614-645-1993 to confirm the area where the site is located.
- The applicant must arrange to meet with the group identified above, and obtain a written recommendation prior to the public hearing.
- Be advised that the applicant will be assessed additional fees for requests for tabling, reconsideration, etc. These fees are listed on Page 2 of the application and on the Department of Building and Zoning Services website.
- The applicant or agent must attend the hearing.
- The City of Columbus makes no determination whether a property contains area(s) that might be classified as wetlands by the Army Corps of Engineers and the Ohio Environmental Protection Agency; nor does approval at the public hearing imply the site has complied with wetlands guidelines. It is the applicant's responsibility to determine if wetlands exist on the site.
- A traffic impact and/or access study may be required by the Department of Public Service, Division of Traffic Management; the applicant should make contact for this determination as early as possible. All traffic studies must be submitted forty-five (45) days prior to the deadline for the public hearing agenda.
- The Development Department Planning Division, as part of the variance or special permit process, reviews applications for consistency with adopted city plans. As part of that review, detailed information such as a site plan or building elevations may be requested. These materials are not necessarily required as part of the variance or special permit application, but may be requested as part of the application review. Contact the Planning Division at planninginfo@columbus.gov or 614-724-4437 for more information.
- For properties undergoing annexation, applications cannot be accepted until the County Commissioners have approved the annexation petition.
- An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.
- Other permits, clearances, and/or licenses may be required.

Board of Zoning Adjustment Application

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

CUTOFF	STAFF REVIEW (Internal)	HEARING DATE (Earliest Possible)
November 15, 2021	December 9, 2021	January 25, 2022
December 20, 2021	January 13, 2022	February 22, 2022
*January 18, 2022	February 10, 2022	March 22, 2022
*February 22, 2022	March 10, 2022	April 26, 2022
March 21, 2022	April 14, 2022	May 24, 2022
April 18, 2022	May 12, 2022	June 28, 2022
May 16, 2022	June 9, 2022	July 26, 2022
June 21, 2022	July 14, 2022	August 23, 2022
July 18, 2022	August 11, 2022	September 27, 2022
August 15, 2022	September 8, 2022	October 25, 2022
September 19, 2022	October 13, 2022	November 22, 2022
October 17, 2022	November 10, 2022	**December 20, 2022
November 21, 2022	December 8, 2022	January 24, 2023
December 19, 2022	January 12, 2023	February 28, 2023

*Tuesday due to holiday

**3rd Tuesday due to holiday

MEETINGS WILL BE HELD IN THE SECOND FLOOR HEARING ROOM. ALL MEETINGS BEGIN AT 4:30 PM.

STAFF ISSUES MUST BE RESOLVED AND NEIGHBORHOOD GROUP RECOMMENDATIONS MUST BE COMPLETE BEFORE APPLICATIONS ARE CONSIDERED BY THE BOARD.

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

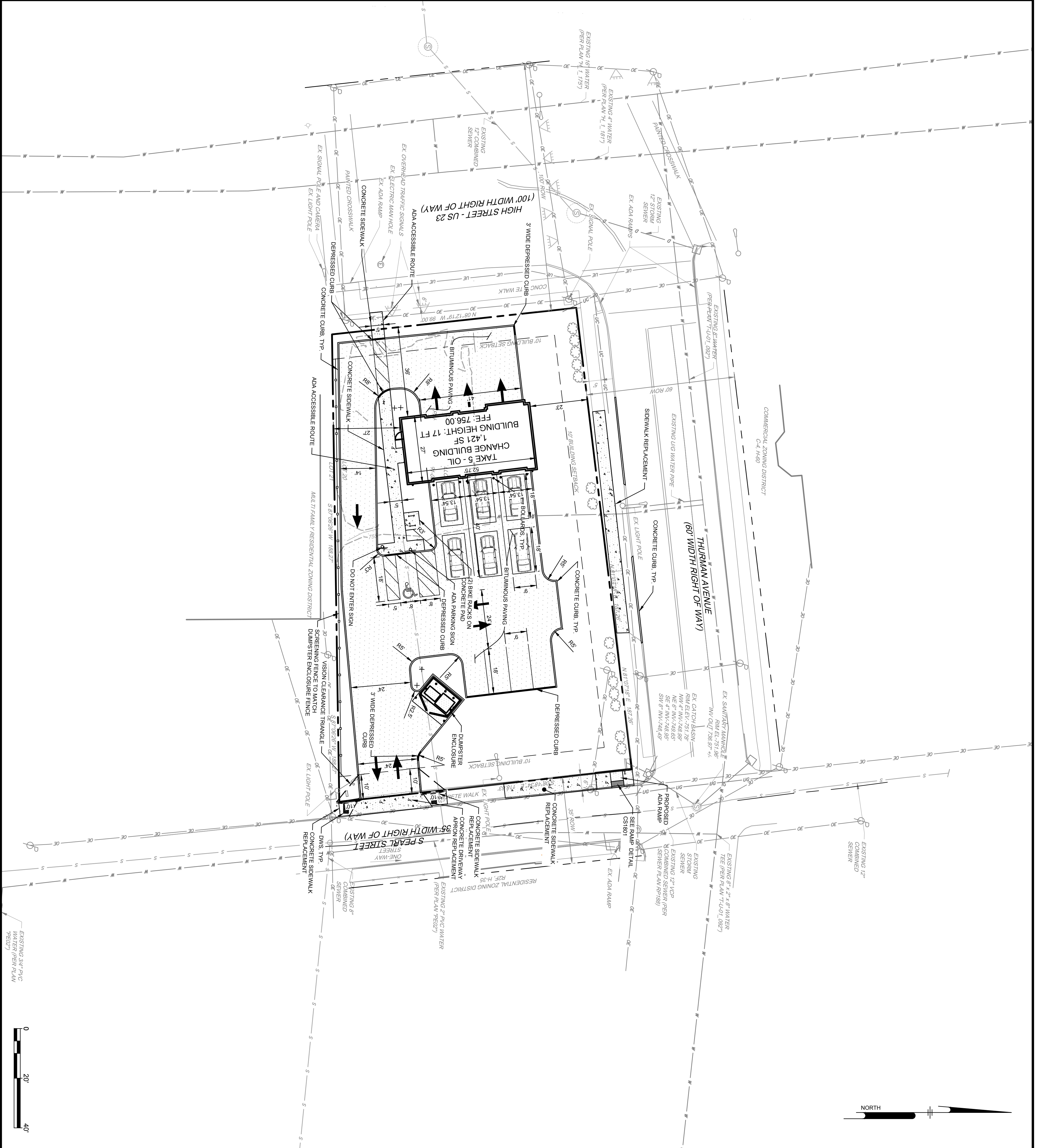
Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- BITUMINOUS PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK

1. THE CONTRACTOR MUST PERFORM A ONE CALL (1-800-382-2784 OR 8-1-1) AND/OR SUBMIT A DIG NOTIFICATION REQUEST THROUGH OURS AT LEAST 48 HOURS AND NO MORE THAN TEN DAYS BEFORE YOU PLAN TO DIG.
2. IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT PENNONI ASSOCIATES, INC AT 614-488-0401 FOR CLARIFICATION IMMEDIATELY.
3. CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
4. ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF 4 INCHES.
5. ALL STRIPING AND SIGNS SHALL CONFORM WITH THE OHIO DEPARTMENT OF TRANSPORTATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE NATIONAL EDITION PARKING STALL STRIPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPING.
6. ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES ANDS SPECIFICATIONS LATEST EDITION.
7. DIMENSIONS AND CURVE RADI ARE GIVEN TO FACE OF CURB. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS.
8. THE EXACT LOCATION AND DEPTH OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
10. COORDINATE PAVING LAYOUT WITH SITE PLANS AND CONSTRUCTION DETAILS AND CONSTRUCTION PAVEMENT AS NECESSARY TO CONSTRUCT A SMOOTH FIT AND CONTINUOUS GRADE.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS ARE TO RECEIVE FOUR INCHES (4") OF TOPSOIL AND SEED/MULCHED PER THE SWPPP PLANS.
12. CONTRACTOR MUST FIELD VERIFY ALL EXISTING GRADES BEFORE PROCEEDING WITH WORK.
13. CONTRACTOR SHALL REFER TO THE PROJECT'S HEALTH AND SAFETY PLAN AND SOIL MANAGEMENT PLAN FOR RESPONSIBILITIES AND PROCEDURES RELATED TO THE SITE DOCUMENTS ASSOCIATED WITH THEIR CONSTRUCTION DOCUMENTS.
14. MAXIMUM LONGITUDINAL SLOPE ON ALL ACCESSIBLE SIDEWALK SHALL BE 8%.
15. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SITE IS ADA ACCESSIBLE AS REQUIRED BY FEDERAL, STATE AND LOCAL GOVERNMENT.
16. CONTRACTOR TO MAINTAIN 2% MAX CROSS-SLOPE ACROSS ALL WALKWAYS. CONTRACTOR TO CONSULT CIVIL ENGINEER PRIOR TO POURING IN ANY WALKWAY CROSS-SLOPE EXCEEDS 2%.
17. REFER TO DETAILS FOR PAVEMENT TYPICAL SECTION.
18. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATIONS SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING (THE TEST IS DONE BY A 3RD PARTY) (CFC 910).
19. CITY OF COLUMBUS IS REQUIRING THE USE OF THE HARD KEY ENTRY SYSTEM. KNOX ENTRY REQUIRED FOR EACH SECURED TENANT SPACE.
20. NO PRIVATE ELEMENTS ARE PERMITTED TO ENROACH INTO THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, SIGNAGE, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS.
21. DATE OF EXPIRATION: PLAN IS VALID FOR ONE (1) YEAR FROM DATE OF APPROVAL.
22. A MAINTENANCE OF TRAFFIC PLAN IS NOT PROVIDED AS REQUESTED DURING THE PERMIT STAGE ACCESS TO THE ADJUTING SIDEWALKS WILL BE RESTRICTED DURING RECONSTRUCTION OF SIDEWALKS. NO EXCEPTION OF RESTRICTIONS ARE ANTICIPATED WITH THE EXCEPTION OF FLAGGERS SITE CONSTRUCTION ACTIVITIES AS NEEDED.
23. PERCENT OF BUILDING FRONTAGE IS 53%.
24. PROJECT WILL COMPLY WITH SECTIONS 3312.21 LANDSCAPING & SCREENING, 3312.39 STRIPING/MARKING, 3312.43 SURFACE, 3312.45 WHEEL STOPS/CURBS CHAPTER 3321.
25. PROJECT COMPLEIES WITH ALL UCCO STANDARDS.

TAKE 5 EXPRESS OIL CHANGE
 1108 S HIGH STREET
 COLUMBUS, OHIO 43206

SITE LAYOUT PLAN

DRIVEN BRANDS
 440 SOUTH CHURCH STREET, SUITE 700
 CHARLOTTE, NORTH CAROLINA 28202

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PENNONI ASSOCIATES INC.
 5202 Bethel Reed Park, Suite 200
 Columbus, OH 43220
 T 614.486.0401 F 614.486.1194

DATE	NO.	REVISIONS	BY
2022/05/19	2	PER CITY COMMENTS	CTH
2022/03/22	1	UPDATED SITE ADDRESS	ODK

PROJECT	DRVBR21019
DATE	2022/02/11
DRAWING SCALE	AS SHOWN
DRAWN BY	TR
APPROVED BY	CR

CS1001

APPLICANT

DRIVEN BRANDS
440 SOUTH CHURCH St., SUITE 700
CHARLOTTE, NORTH CAROLINA 23202

AREA COMMISSION

Southside Area Commission
Curtis Davis
cdavis@team-icsc.com

PROPERTY OWNER

LOJON PROPERTY LLC
1370 AV OF THE AMERICAS
NEW YORK NY 10019

AGENT

MOLLY R. GWIN
2 MIRANOVA PLACE, SUITE 700
COLUMBUS, OHIO 43215

**SURROUNDING
PROPERTY OWNERS**

1116 S HIGH ST LLC
0 S HIGH ST
COLUMBUS, OHIO 43206

BEHREND'S LOUIS N II
1128 PEARL ST
COLUMBUS, OHIO 43206

INGRAM FAMILY LIMITED
1111 S HIGH ST
COLUMBUS, OHIO 43206

COE SUSAN B S & DONALD R
32 THURMAN AV
COLUMBUS, OHIO 43206

MCDONNELL ANN MARIE
31 THURMAN AV
COLUMBUS, OHIO 43206

GARRETT BETTY A
38 THURMAN AV
COLUMBUS, OHIO 43206

HOUSTON-STOKES KATHLEEN
42 THURMAN AV
COLUMBUS, OHIO 43206

AZIZ IHSANE
35 THURMAN AV
COLUMBUS, OHIO 43206

HIGH & GREENLAWN DUCHESS LLC
1091 S HIGH ST
COLUMBUS, OHIO 43206

GELDIS PROPERTIES LLC
39 THURMAN AV
COLUMBUS, OHIO 43206

STRAUB NANCY L TR
1128 HIGH ST
COLUMBUS, OHIO 43206

NANDKEOLYAR MIHIR
1120 PEARL ST
COLUMBUS, OHIO 43206

GVC LLC
1122 PEARL ST
COLUMBUS, OHIO 43206

MAEDER-QUINT FUNERAL
1068 S HIGH ST
COLUMBUS, OHIO 43206

MAEDER-QUINT FUNERAL
1084 S HIGH ST
COLUMBUS, OHIO 43206

Z21-100